

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Recreational use zone to Transportation and Communication use zone in Sy.Nos.703, 704 & 705 of Kukatpally (V), Balanagar (M) to an extent of 5-73 Acres / 23183.58 Sq. Mtrs for construction of Community Amenity Centre by APSRTC – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 496 ,**

**Dated:20.12.2013.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.5608/MP1/Plg/HMDA/2010, dated 19.11.2011.
2. From the Commissioner, GHMC, Hyderabad, Letter No.B/124/TP14/GHMC/HO/2012/3396, dated 5.10.2012.
3. Govt. Letter No.9946/11/2011-3, MA&UD Dept., dated 25.10.2012.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.5608/MP1/Plg/HMDA/2011, dated 30.04.2013.
5. Government Memo No.9946/I<sub>1</sub>/2011-4, MA&UD Dept., dated:18.05.2013.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.5608/MP1/Plg/HMDA/2011, dated 24.09.2013.
7. Government Letter No.9946/I<sub>1</sub>/2011-5, MA&UD Dept., dated:25.10.2013.
8. From Vice Chairman and Managing Director, APSRTC., Hyderabad, Letter No.EE(P)/DB/Gen(1)/2010-11, dated 30.10.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Kukatpally Zonal Development Plan area, notified vide G.O.Ms.No.288, MA & UD, dt: 03.04.2008, issued in Government Memo 5<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.345, Part-I, dated 23.05.2013. No objections or suggestions have been received from the public within the stipulated period. Government have exempted the conversion charges for change of land use from Recreational use zone to Transportation and Communication use zone in Sy.Nos.703, 704 & 705 of Kukatpally (V), Balanagar (M) to an extent of 5-73 Acres / 23183.58 Sq. Mtrs for construction of Community Amenity Centre by APSRTC as the Bus Depot is already existing in the said premises prior to the sanction of revised Master Plan and previously the site area falls under “Transportation zone”, later on, the said land was shown by oversight as Open Space use zone in the revised master plan issued vide G.O.Ms.No.288, MA Dt:03.04.2008 on the request of VC&MD, APSRTC. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 26.12.2013.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,**

**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Vice Chairman and Managing Director, Andhra Pradesh State Road Transport Corporation, Bus Bhavan, Musheerabad, Hyderabad.

Copy to:

The Andhra Pradesh State Road Transport Corporation, Musheerabad, Hyderabad through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Hyderabad District.

Sf/Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Kukatpally Zonal Development Plan area, notified vide G.O.Ms.No.288, MA & UD Department, dt: 03.04.2008, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.345, Part-I, dated 23.05.2013 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.Nos.703, 704 & 705 of Kukatpally (V), Balanagar (M) to an extent of 5-73 Acres / 23183.58 Sq. Mtrs presently earmarked for Recreational use zone in the notified Kukatpally Zonal Development Plan Notified vide G.O.Ms.No.288, MA & UD Department, dt: 03.04.2008 is now modified (for permitting the community Amenity centre) as Transportation and Communication use zone, subject to the following conditions, that :

1. the applicant shall maintain the necessary buffer from the defined boundary of Nala as per G.O.Ms.No.168, MA & UD Dept, dt: 07.04.2012.
2. the ownership aspects to be cleared by the Lands Section of HMDA.
3. the applicant shall obtain necessary building permission from the concerned Municipality.
4. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
9. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
10. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
11. the change of land use shall not be used as the proof of any title of the land.
12. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
13. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. in case of any disputes litigations arise at time in future regarding the ownership of the land the applicant shall be responsible for the settlement of the same and Hyderabad Metropolitan Development Authority or its employees shall not be a part to any such disputes / litigations.
15. If any case is pending in court of law regarding the land dispute / litigations the change of land use from residential to commercial shall deemed to withdrawn and cancelled.
16. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

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**SCHEDULE OF BOUNDARIES**

NORTH : Existing 100'-0" BT road which is proposed 200'-0" road in Notified ZDP of  
Kukatpally Segment.

SOUTH : Existing Nala.

EAST : Existing Nala.

WEST : Existing shops in Sy.No.701/P

**Dr.S.K.JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER